



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	67 D
39-54	E		
21-38	F		
1-20	G		




£170,000
 FLAT 4, 166 NORTH MARINE ROAD, SCARBOROUGH, YO12 7HZ

- Perfect Holiday Let
- Three Bedrooms
- Superb Presentation
- Sought After Location

UPGRADED AND PRESENTED TO AN EXCEPTIONAL STANDARD THROUGHOUT, THIS IDEALLY LOCATED THREE BEDROOM DUPLEX APARTMENT IS TURNKEY READY TO MOVE INTO. SITUATED AT THE LOWER PART OF NORTH MARINE ROAD, WITH PEASHOLM PARK AND ALL OF THE NORTH BAYS AMENITIES ON YOUR DOORSTEP.



TIPPLE UNDERWOOD ESTATE AGENTS
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR

COMMUNAL HALLWAY

SECOND FLOOR

ENTRANCE HALL

MASTER BEDROOM
15' 3" x 9' 8" (4.65m x 2.95m) max

ENSUITE

LANDING

LOUNGE/DINER
17' 5" x 10' 3" (5.31m x 3.12m) max

KITCHEN
9' 11" x 6' 10" (3.02m x 2.08m)

BEDROOM
11' 1" x 8' 4" (3.38m x 2.54m)

SHOWER ROOM
7' 5" x 4' 6" (2.26m x 1.37m)

THIRD FLOOR

BEDROOM
17' x 11' 6" (5.18m x 3.51m)



Property Description

Currently used as a successful holiday let this property when briefly described comprises, communal entrance hall, staircase to the upper floors, private hallway, rear facing master bedroom with ensuite shower room, landing, modern open plan living/dining/kitchen, main bathroom, further double bedroom and staircase leading to the third bedroom.

